

City Clerk File No. Ord. 16.157

Agenda No. 3.A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.157

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC)
ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE
AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS)
DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30
A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24 PARKING PROHIBITED CERTAIN HOURS

No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

| Name of Street | Side | Days of Week | Hours | Limits |
|--------------------|--------------|--------------------|--|---|
| <u>Bramhall Av</u> | <u>South</u> | <u>School Days</u> | <u>7:30 a.m. to</u> <u>8:30 a.m.</u> <u>3:30 p.m. to</u> <u>5:00 p.m.</u> | <u>156 feet west of Clerk St 46 feet westerly</u> |

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. The City Clerk and the Corporation Counsel be and they are hereby authorized and director to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All the material to be inserted is new and underscored.

JDS:pc1
09.28.16

APPROVED AS TO LEGAL FORM

Corporation Counsel

Certification Required ☐

Not Required ☐

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Municipal Engineer

APPROVED: _____
Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III (PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30 A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

Initiator

| | | |
|---------------------|---|---|
| Department/Division | Administration | Engineering, Traffic and Transportation |
| Name/Title | Joao D'Souza at the request of CEO of the Dr. Lena Edwards Academic Charter School, 509 Bramhall Avenue, JCNJ | Director of Traffic & Transportation |
| Phone/email | 201.547.4470 | JOAO@jcnj.org |

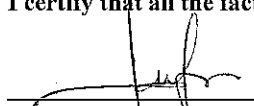
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

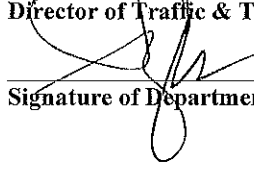
DESIGNATING 46 FEET IN FRONT 509 BRAMHALL AVENUE AS NO PARKING 7:30 A.M. TO 8:30 A.M. AND 3:30 P.M. AND 5:30 P.M., SCHOOL DAYS

The parking prohibition will facilitate the safe drop-off and pick-up of Students attending the Charter School. This parking prohibition will increase both traffic and pedestrian safety on Bramhall Avenue.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation



Signature of Department Director

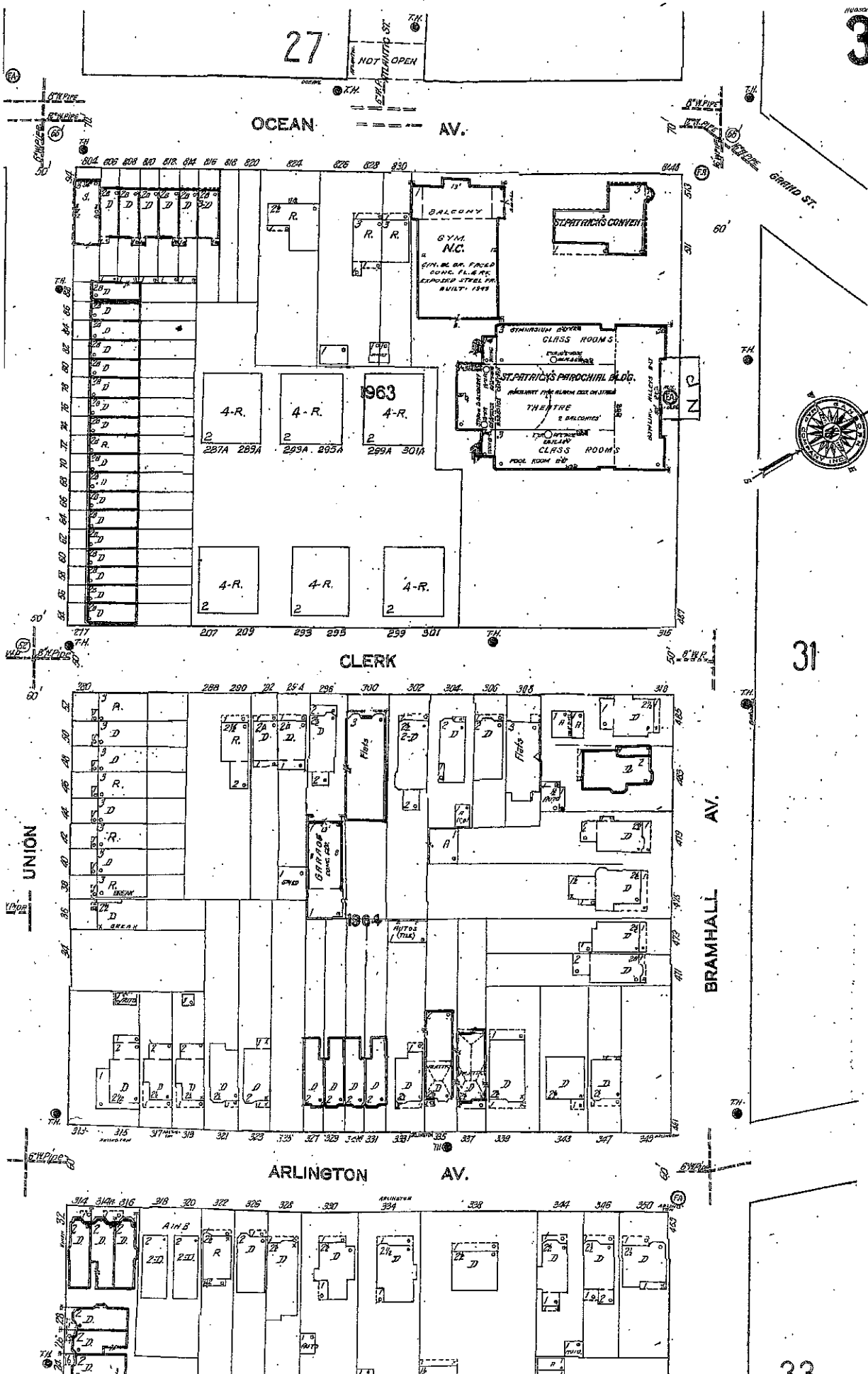


Date



Date

38



31

22

City Clerk File No. Ord. 16.158

Agenda No. 3.B 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.158
TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT
AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of a certain parcel of real property known and designated as:

| <u>BLOCK</u> | <u>LOT</u> | <u>STREET ADDRESS</u> |
|--------------|---------------|---|
| 24101 | 1, 2, 79 & 81 | 524, 528, 530 Ocean Avenue and 75 Bayview Avenue |

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lots 1,2, 79 & 81 in the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Ocean/Bayview Redevelopment Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted at its meeting in April 1977 the Ocean/Bayview Redevelopment Plan, and amended this plan most recently at its meeting on January 14th, 2015 in Ordinance 14-174; and

WHEREAS, the Property lies within the legally established boundaries of the Ocean/Bayview Redevelopment Plan Area; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Ocean/Bayview Redevelopment Plan Area to effectuate the rehabilitation, redevelopment and revitalization of the Ocean/Bayview Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Ocean/Bayview Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. Pursuant to N.J.S.A. 40A:12A-39(a) & (f) the transfer of Property known as

| <u>BLOCK</u> | <u>LOT</u> | <u>STREET ADDRESS</u> |
|--------------|---------------|---|
| 24101 | 1, 2, 79 & 81 | 524, 528, 530 Ocean Avenue and 75 Bayview Avenue |

to the Jersey City Redevelopment Agency is hereby authorized.

2. That the Mayor, Business Administrator and appropriate Division of the municipality are hereby authorized and directed to execute a deed and all necessary or appropriate instruments to convey and effectuate the transfer of the aforesaid Property to the Jersey City Redevelopment Agency.
- A. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.
- B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This Ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED PROPERTY WITHIN THE OCEAN/BAYVIEW REDEVELOPMENT AREA TO THE JERSEY CITY REDEVELOPMENT AGENCY

Initiator

| | | |
|---------------------|----------------------------------|--|
| Department/Division | Jersey City Redevelopment Agency | |
| Name/Title | Dave Donnelly/Sarah Goldfarb | Executive Director/Director of Policy & Research |
| Phone/email | 551-256-2262 | sgoldfarb@jcnj.org |

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Transfer of property from City of Jersey City to the Jersey City Redevelopment Agency to effectuate the rehabilitation, redevelopment and revitalization of the Ocean/Bayview Redevelopment Area. The property will be rehabilitated by JCRA's designated redeveloper Terzetto NJ LLC. Their project will consist of up to 21 units overall, with a minimum of 10% of the overall units dedicated to homeless veterans and with the remaining 90% of the units maintaining an occupancy preference for veterans. Some percentage of those remaining units will be maintained at affordability levels between 50% and 120% AMI (Area Median Income).

I certify that all the facts presented herein are accurate.


Signature of Department Director

10-4-16
Date

City Clerk File No. Ord. 16.159

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.159

TITLE: AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF ROLL OFF TRUCKS AND APPROPRIATING \$499,632 THEREFOR FROM THE CITY'S CAPITAL SURPLUS FUND

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The total amount of \$499,632 is hereby appropriated by the City of Jersey City, in the County of Hudson, New Jersey (the "City") from the City's Capital Surplus Fund for the acquisition of roll off trucks, including all things necessary therefore or incidental thereto.

Section 2. The capital budget or temporary capital budget, as applicable, of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget or temporary capital budget, as applicable, and capital program as approved by the Director of the Division of Local Government Services is on file with the City Clerk and is available there for public inspection.

Section 3. This ordinance shall take effect as provided by law.

APPROVED AS TO LEGAL FORM

APPROVED: *Donna Mann* *CEO*

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

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Full Title of Ordinance/Resolution

AN ORDINANCE OF THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR THE ACQUISITION OF ROLL OFF TRUCKS AND APPROPRIATING \$499,632 THEREFOR FROM THE CITY'S CAPITAL SURPLUS FUND

Initiator

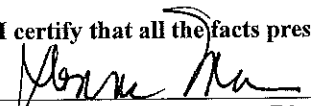
| | | |
|---------------------|----------------|-------------------------|
| Department/Division | Administration | Management & Budget |
| Name/Title | Donna Mauer | Chief Financial Officer |
| Phone/email | 201-547-5042 | DonnaM@jcnj.org |

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This ordinance will allow the City to purchase roll off trucks that were previously ordered by the Jersey City Incinerator Authority.

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/5/16
Date

City Clerk File No. Ord. 15.160

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE **16.160**

TITLE:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10, ZONE DISTRICT MAP, CORNER LOT BONUS MAP AND BONUS STANDARDS FOR A FUND FOR PUBLIC ARTS.

WHEREAS, the Municipal Council of the City of Jersey City, adopted the Journal Square 2060 Redevelopment Plan at its meeting of July 14, 2010, Ordinance #10-103; and

WHEREAS, the Municipal Council seeks to promote the continuing redevelopment of the area by amending the standards and regulations within the redevelopment plan to amend Zone 10, the Zone District Map, Corner Lot Bonus Map and bonus standards for a fund for public arts; and

WHEREAS, a copy of the amended text is attached hereto and made a part hereof, and is available for public inspection at the Offices of the City Clerk, City Hall, 280 Grove Street, Jersey City, NJ; and

WHEREAS, the following amendments to the Journal Square 2060 Redevelopment Plan have been reviewed by the Jersey City Planning Board at its meeting of September 20, 2016; and

WHEREAS, the Planning Board voted to recommend adoption of these amendments by the Municipal Council; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the recommended amendments to the Journal Square 2060 Redevelopment Plan be, and hereby are, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

Maryann Buccì-Carter, PP, AICP, Director of Planning

APPROVED AS TO LEGAL FORM

APPROVED: _____

APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

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Full Title of Ordinance/Resolution

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10, ZONE DISTRICT MAP, CORNER LOT BONUS MAP AND BONUS STANDARDS FOR A FUND FOR PUBLIC ARTS

Initiator

| | | |
|---------------------|--------------------------------|-----------------------------------|
| Department/Division | HEDC | City Planning |
| Name/Title | Maryann Bucci Carter, PP, AICP | Director |
| | Jeff Wenger, AICP | Principal Planner |
| Phone/email | 201-547-5010 | maryannb@jcnj.org / jeff@jcnj.org |

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

This ordinance amends the Journal Square 2060 Redevelopment Plan to add building height bonuses in Zone 10 for open space and cultural amenities and establishes bonuses for contributions to a fund for public arts. The amendment requires various infrastructure improvements, public walkway connections to PATH, and easements for public use to secure future access to the air rights above the PATH tracks. The amendment also makes minor corrections to the Zone District Map and Corner Lot Bonus Map.

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/4/16
Date

SUMMARY STATEMENT

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JOURNAL SQUARE 2060 REDEVELOPMENT PLAN TO AMEND ZONE 10, ZONE DISTRICT MAP, CORNER LOT BONUS MAP AND BONUS STANDARDS FOR A FUND FOR PUBLIC ARTS.

This ordinance amends the Journal Square 2060 Redevelopment Plan to add building height bonuses in Zone 10 for open space and cultural amenities and establishes bonuses for contributions to a fund for public arts. The amendment requires various infrastructure improvements, public walkway connections to PATH, and easements for public use to secure future access to the air rights above the PATH tracks. The amendment also makes minor corrections to the Zone District Map and Corner Lot Bonus Map.

PROPOSED AMENDMENT TO JOURNAL SQUARE 2060 REDEVELOPMENT PLAN

version 9-14-2016

EXISTING TEXT:

J) ~~ZONE 10- TRANSITION~~

- 1) ~~All parcels in Zone 10 must be submitted to the City Planning Division as a single site plan application, however construction may be phased.~~
- 2) ~~A maximum of two buildings may be constructed in Zone 10, with the remainder of the zone developed as open space. One of the two buildings must be on Block 10601 Lot 39 adjacent to the historic Lowes Theatre. The second building must be situated south of the continuation of the Van Reipen Avenue right-of-way and a minimum of 40 feet from the Zone 2 boundary line.~~
- 3) ~~The as-of-right building height shall be a maximum of 6 stories. This height limitation may be exceeded by constructing the un-built portions of Zone 10 as publicly accessible open space. Surface parking is not permitted. Each square foot of open space made available to the public may be converted to FAR applicable to the two permitted building sites at a ratio of 6:1. For example, 10,000 square feet of land designed as public open space will permit 60,000 additional square feet to be built above the permitted 6 stories. The building site on Block 10601 Lot 39 shall not be restricted in the amount of bonus FAR applied to this site, however any second building shall have a maximum height of 12 stories or 130 feet with applied bonus FAR.~~
- 4) ~~The site plan for Zone 10 must be in conformity with all design requirements in Chapter VI as well as the required public sidewalk requirements found on Map 5: Required Sidewalk Width.~~

PROPOSED TEXT:

J) ~~ZONE 10- CULTURAL ARTS DISTRICT~~

- 1) Purpose: This zone is to intended to create a new cultural arts district, connecting Journal Square to Mana Contemporary and the growing cultural community surrounding these developments. The zone will provide bonuses for newly built cultural facilities and public open space connections between them. To accommodate the cultural facilities and site development, infrastructure improvements to facilitate public access to rail transit and pedestrian connections through the area are required.
- 2) All parcels in Zone 10 shall be submitted to the City Planning Division as a single site plan application. Any development application shall be phased in accordance with Map 2 phasing diagram in the Zone 10 Arts District Requirements. Phase 1 may be expanded but shall not be reduced in size. All phasing shall be pursuant to an agreement with the Jersey City Redevelopment Agency.
- 3) All development applications, as may be approved by the Jersey City Planning Board, shall require as a condition of approval that the applicant shall enter into a redevelopment agreement with the Jersey City Redevelopment Agency. This agreement shall memorialize in detail all public easements to be granted to the City including the parties, schedule of conveyance, terms and conditions of use, maintenance, repair, snow removal, etc. of these easements. Any development application seeking to utilize the Open Space, Cultural Arts, or Affordable Housing Bonus described in section 11(c) below shall provide the Planning Board a fully executed agreement with the Jersey City Redevelopment Agency which shall determine the additional building height and floor area permitted by this bonus provision. Nothing herein shall be construed to deprive or dispossess the Jersey City Redevelopment Agency of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. including the designation of a redeveloper under the Act.
- 4) All at grade public open space, at grade public walkways and plazas, and any other areas made available to the public shall be memorialized in the terms and conditions in the required Redevelopment Agreement with the Jersey City Redevelopment Agency. The specifics of

- (f) Privacy Walls: Along the Zone 4 boundary, retaining walls or privacy walls shall be constructed to shield the adjacent homes and rear yard areas in Zone 4.
 - (i) The minimum height above the grade in Zone 4 shall be 8 feet.
 - (ii) Walls shall be constructed with decorative treatments on the Zone 4 side, or as negotiated with adjacent property owners.
 - (iii) Walls are not required where new buildings abut or are built within 5 feet of adjacent buildings in Zone 4.
 - (g) PATH Access Corridor: Currently, an abandoned PATH access tunnel under JFK Blvd terminates at Block 9403, Lot 16, Qualifier "BLDG" adjacent to the Loews Theatre. It is envisioned that this corridor be restored and extended by others. Building 1 shall include an interior or exterior corridor along the Zone 2 boundary with a minimum width of 10 feet, as depicted in Map 1 of the Zone 10 Arts District Requirements. As an alternative, the Planning Board may approve an alternative access corridor. The eastern end of the required corridor shall permit future connection to an extension of the existing corridor to be built by others. As a condition of any approval, the western end of the required access corridor shall terminate in a public entryway to be constructed at such time when the existing corridor is connected at the eastern end.
 - (h) Loading Docks: at Site 6, as depicted in Map 1 of the Zone 10 Arts District Requirements, two loading docks, one of which shall be of sufficient size to accommodate a WB-40 truck or tractor trailer is required. This loading facility shall also include a storage area of at least 450 square feet.
- 8) Required Public Access Ways and Easements:
- (a) Any public easements required by this section shall be included in the terms and conditions of a redevelopment agreement with the Jersey City Redevelopment Agency, including the parties, schedule for conveyance, terms and conditions of the use, maintenance, repair, snow removal, etc.
 - (b) A public easement along all required infrastructure improvements in Section 7 above shall be granted to the City. This easements shall permit an equivalent level of public access as all other Jersey City streets.
 - (c) A public easement for all required public open space in Section 7(e) above shall be granted to the City. This easements shall permit an equivalent level of public access as all other Jersey City parks.
 - (i) 10 feet surrounding all buildings (1-5) and Site 6 may be reserved as private land without public access.
 - (d) A public easement for any Public Rooftop Open Space Bonus areas pursuant to section 10(b) shall be granted to the City. This easement may include limited access for the public.
 - (e) A public access easement along the required PATH access corridor as described in section 7(g) above shall be depicted in any site plan application. This easement shall be maintained free and clear of encumbrances with a vertical clearance of 12 feet. At such time when the existing PATH connection is extended to the western end of the required corridor, this easements may be exercised by the City of Jersey City to provide for public access to the Journal Square PATH station. If the site plan approval allows for an alternative location for the PATH access corridor, then this easement shall be similarly relocated. These easements are depicted in Map 4 and Map 5 of the Zone 10 Arts District Requirements.
 - (f) Fifty (50) foot wide public access easements allowing the continuation of Pavonia Avenue, Van Reipen Avenue, and Bryan Place to the Zone 2 boundary (air rights over PATH and Conrail tracks) shall be depicted on any site plan application. These easements shall be maintained free and clear of encumbrances with a vertical clearance of 16 feet to accommodate future roadway connections to Zone 2. Any development of Zone 10 shall maintain the right to construct subsurface parking under all or part of Zone 10. Any roadway improvements to use the 50 feet wide public access easements required herein for connections to Zone 2 shall be undertaken and paid for by others.
 - (i) The easement for Bryan Place shall only require a minimal turning radius area at the western most point of Zone 10.

- (g) Building 4 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) Building base shall align with the building facades along the south side of Van Reipen Avenue.
 - (ii) Portions of the base built over the garage entry ramp shall align with the front facades along the south side of Van Reipen Avenue.
 - (iii) Tower sections of Building 4 above 40 feet from grade shall be placed south of the curb line along the south side of Van Reipen Avenue.
 - (iv) 18 feet between raised portions of Building 4 and roadway grade below.
 - (v) 18 feet between Building 4 above the grade level and Zone 2.
 - (vi) 50 feet between Building 4 at grade level and Zone 2.
 - (vii) 45 feet between Building 4 and Building 5.
 - (viii) 0 feet between Building 4 at grade level and Zone 4.
 - (ix) 25 feet between tower sections of Building 4 above 40 feet from grade and Zone 4.
 - (h) Building 5 shall be situated such that the following alignments and minimum clearances for pedestrian circulation are maintained:
 - (i) The Building front shall align with the front facades along the north side of Van Reipen Avenue.
 - (ii) The minimum necessary between Building 5 and adjacent windows within Zone 4 to provide light and air.
 - (i) Site 7 shall be situated such that the following minimum clearances for pedestrian circulation are maintained:
 - (i) 8 feet between Site 7 and Zone 4.
 - (ii) 5 feet between Site 7 and Bryan Place.
 - (iii) 15 feet between Site 7 and future roadway access connecting Bryan Place to Zone 2 and Cottage Street across the rail cut.
- 10) Permitted Building Height: the as-of-right building height for the two primary Buildings 1 and 4, shall be a maximum of 37 stories and 390 feet. This height limitation may be exceeded by utilizing the following floor area bonuses which create a variety of public benefits.
- (a) Cultural Facility Bonus: The construction of cultural facilities at Buildings 1, 2, 4, and 5 shall qualify Buildings 1 and 4 for additional permitted floor area at a rate of 20:1, subject to the following requirements:
 - (i) Permitted Principal Uses for Buildings 2, 3 and 5:
 - (i) Theatres
 - (ii) Art Galleries
 - (iii) Art Studios
 - (iv) Dance Studios
 - (v) Museums
 - (vi) Libraries
 - (vii) Rehearsal studios, permitted above the ground floor.
 - (ii) Permitted Accessory Uses not to exceed 15% of floor area for Buildings 2 and 5:
 - (i) Cafe
 - (ii) Retail sales of goods and services
 - (iii) Additional Permitted Principal Uses for Building 3:
 - (i) Restaurant, category 1 and 2
 - (ii) Cafe
 - (iii) Retail sales of goods and services
 - (iv) Permitted Principal Uses for Site 7:
 - (i) Outdoor amphitheatre.
 - (ii) Outdoor dog runs.
 - (iii) Outdoor playgrounds.
 - (b) Public Rooftop Open Space Bonus: additional public open space can be created at the roof top levels of Buildings 2, 3, and 5. Any roof top open space made accessible to the general public shall permit additional floor area at a ratio of bonus floor area to roof top open space of 8:1. Public access shall be not less than 8 hours per day.

JOURNAL SQUARE 2060

MAP 6: CIRCULATION MAP

SEPTEMBER 12, 2016

1 inch = 520 feet

0 250 500 1,000 Feet

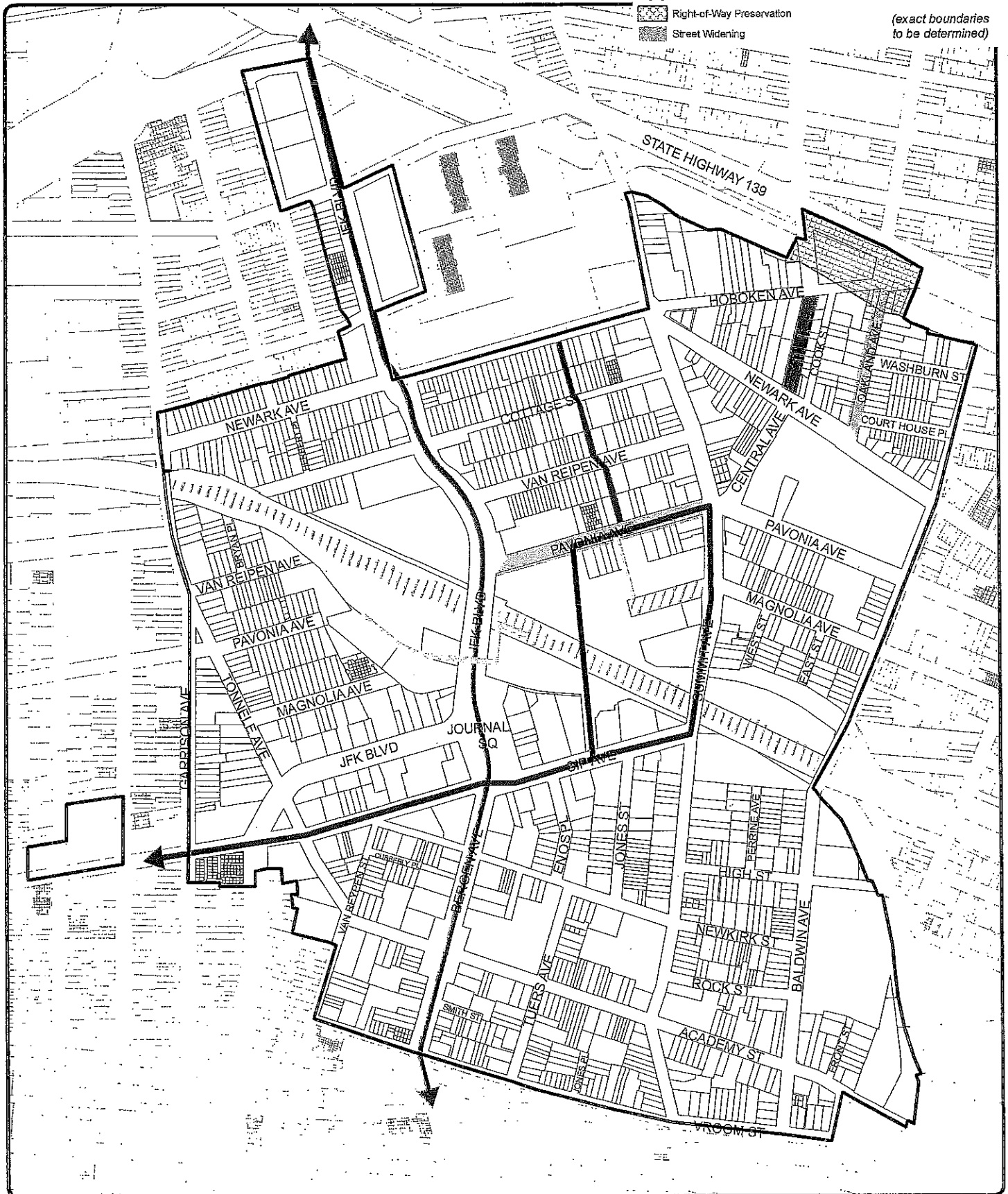


Jersey City
City Planning Division
30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

New Circulation Elements

- PATH Access
- Proposed Streetcar
- Proposed Bus Rapid Transit
- Street Vacation
- Homestead Extension
- Central Avenue New Street Connector
- Pedestrian Plaza
- Right-of-Way Preservation
- Street Widening

(exact boundaries to be determined)



JOURNAL SQUARE 2060

MAP 5: REQUIRED SIDEWALK WIDTH MAP

SEPTEMBER 12, 2016

1 inch = 520 feet

0 250 500 1,000 Feet

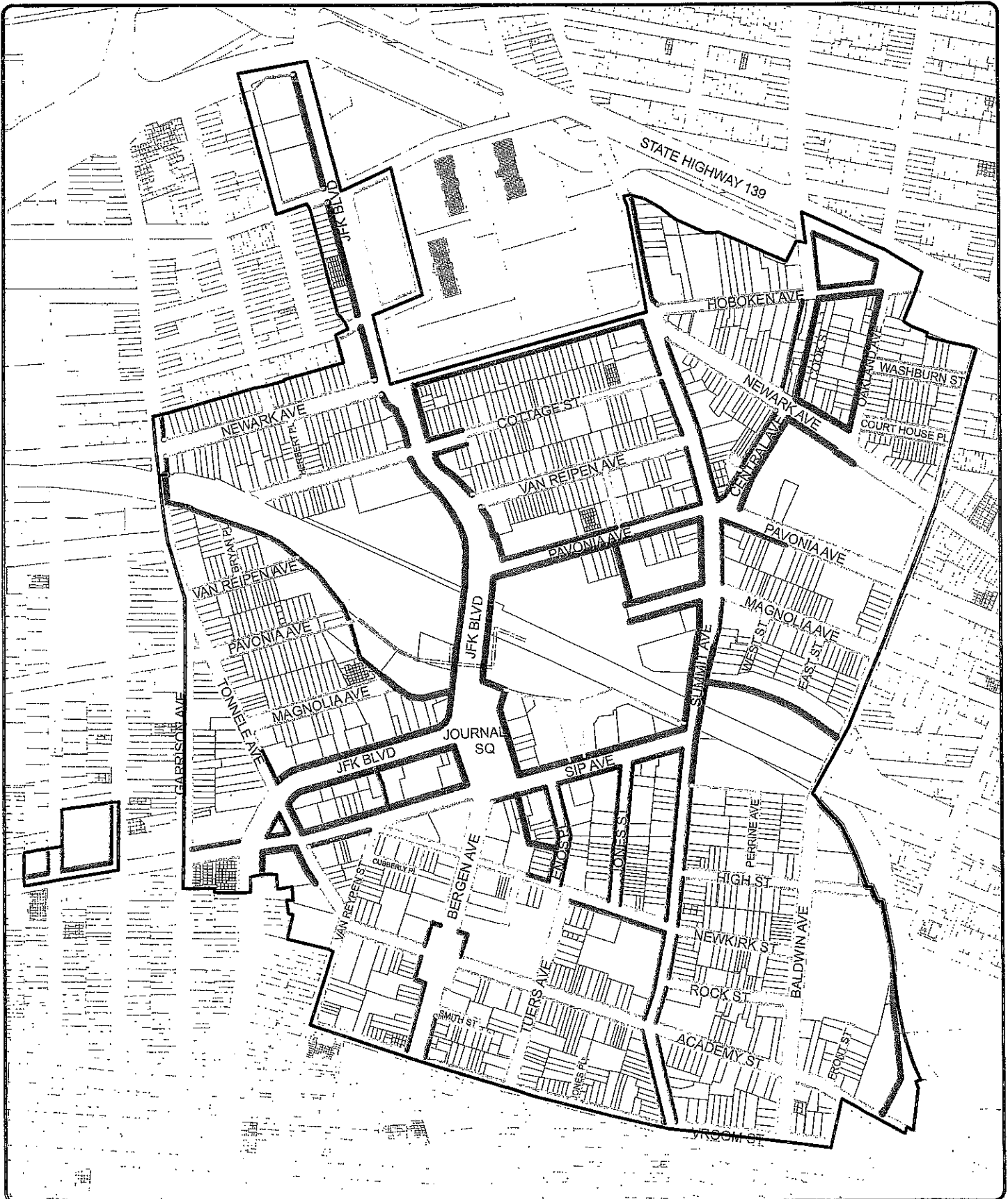


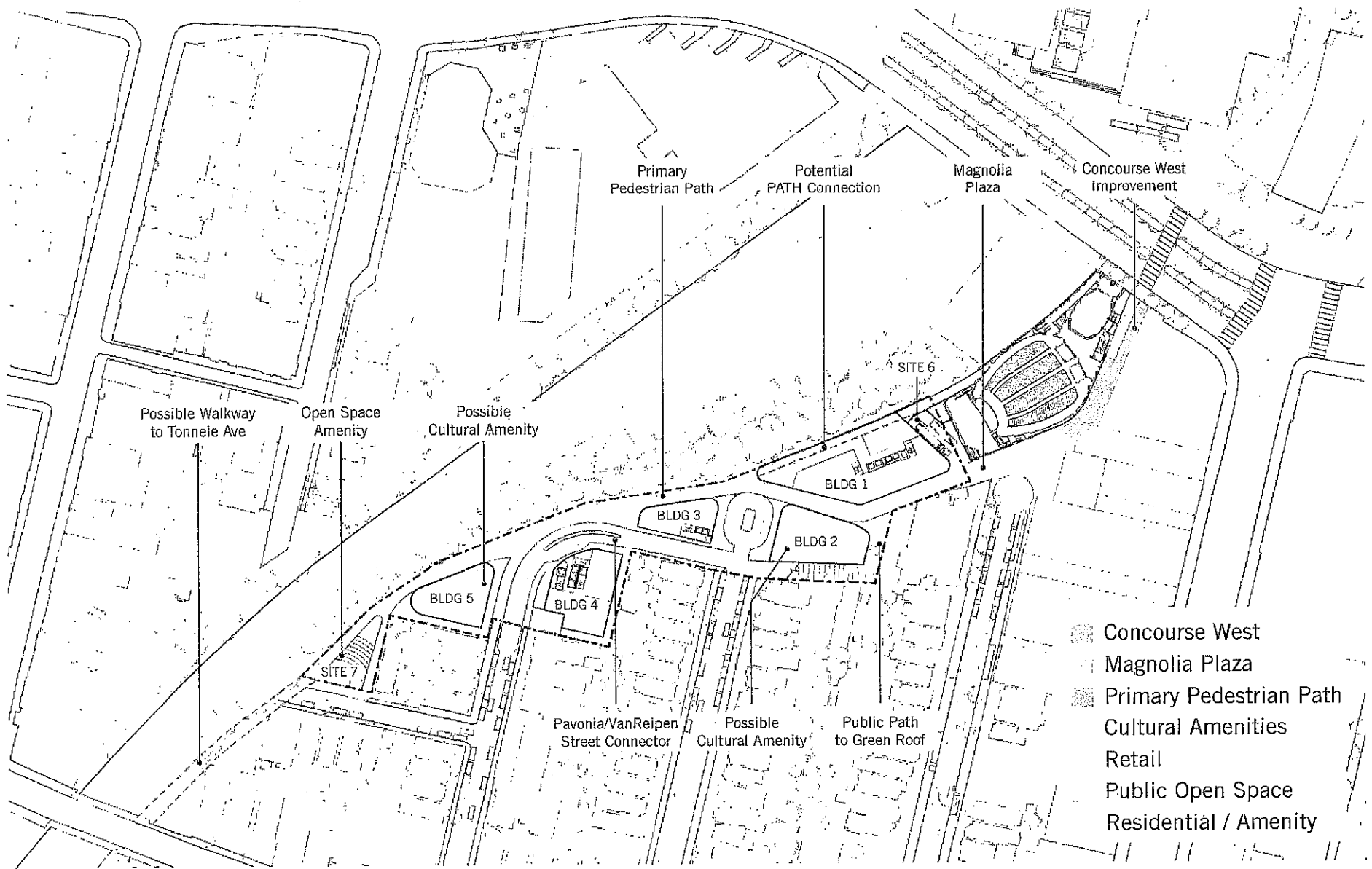
Jersey City
City Planning Division

30 Montgomery Street Suite 1400
Jersey City, NJ 07302-3821
Phone: 201.547.5010
Fax: 201.547.4323

Sidewalk Width Requirements

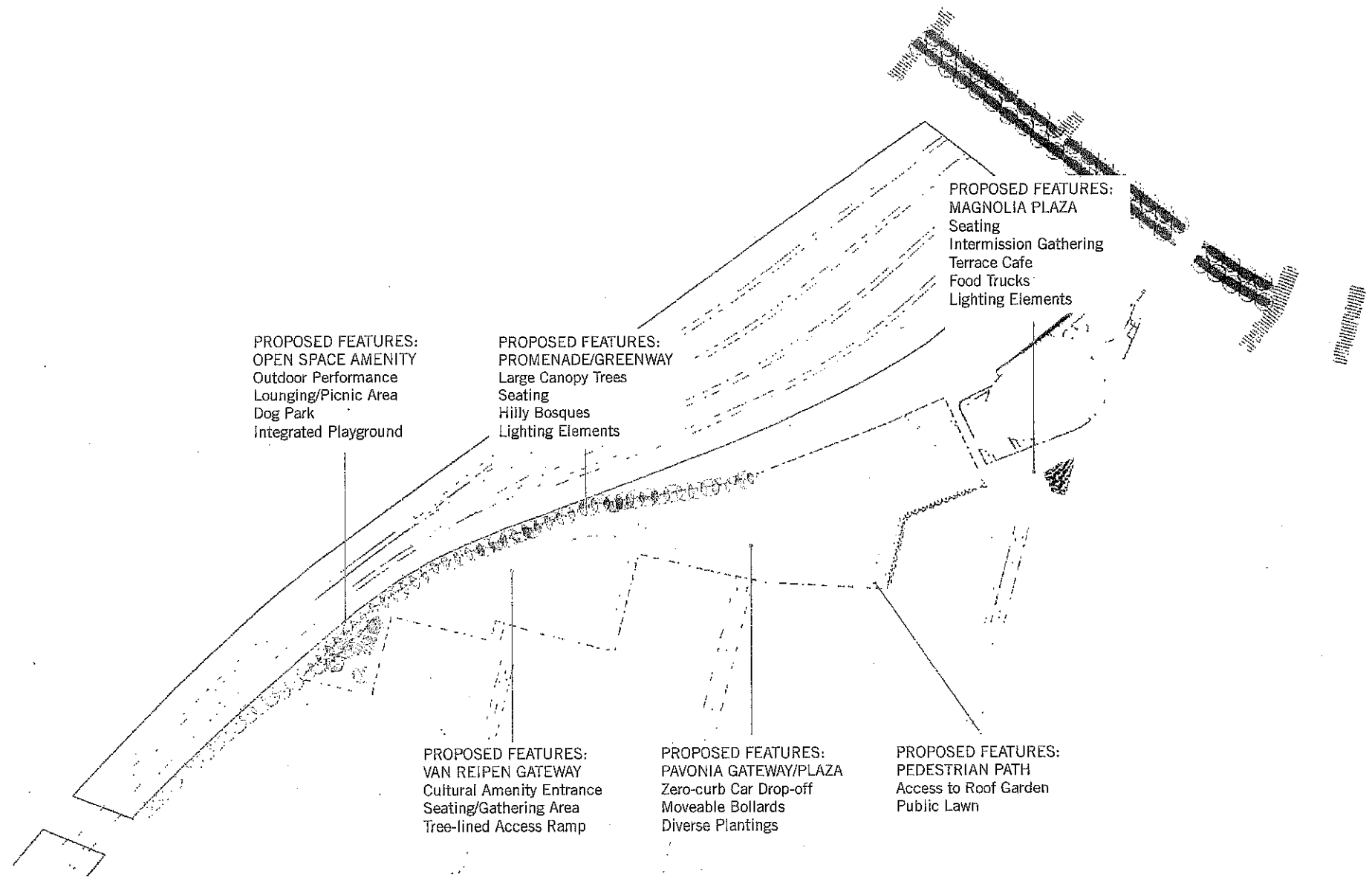
- 20 Foot Minimum Sidewalk Width
- 15 Foot Minimum Sidewalk Width
- Prevailing Width (Minimum of 8')
- PATH Access (Minimum of 10')





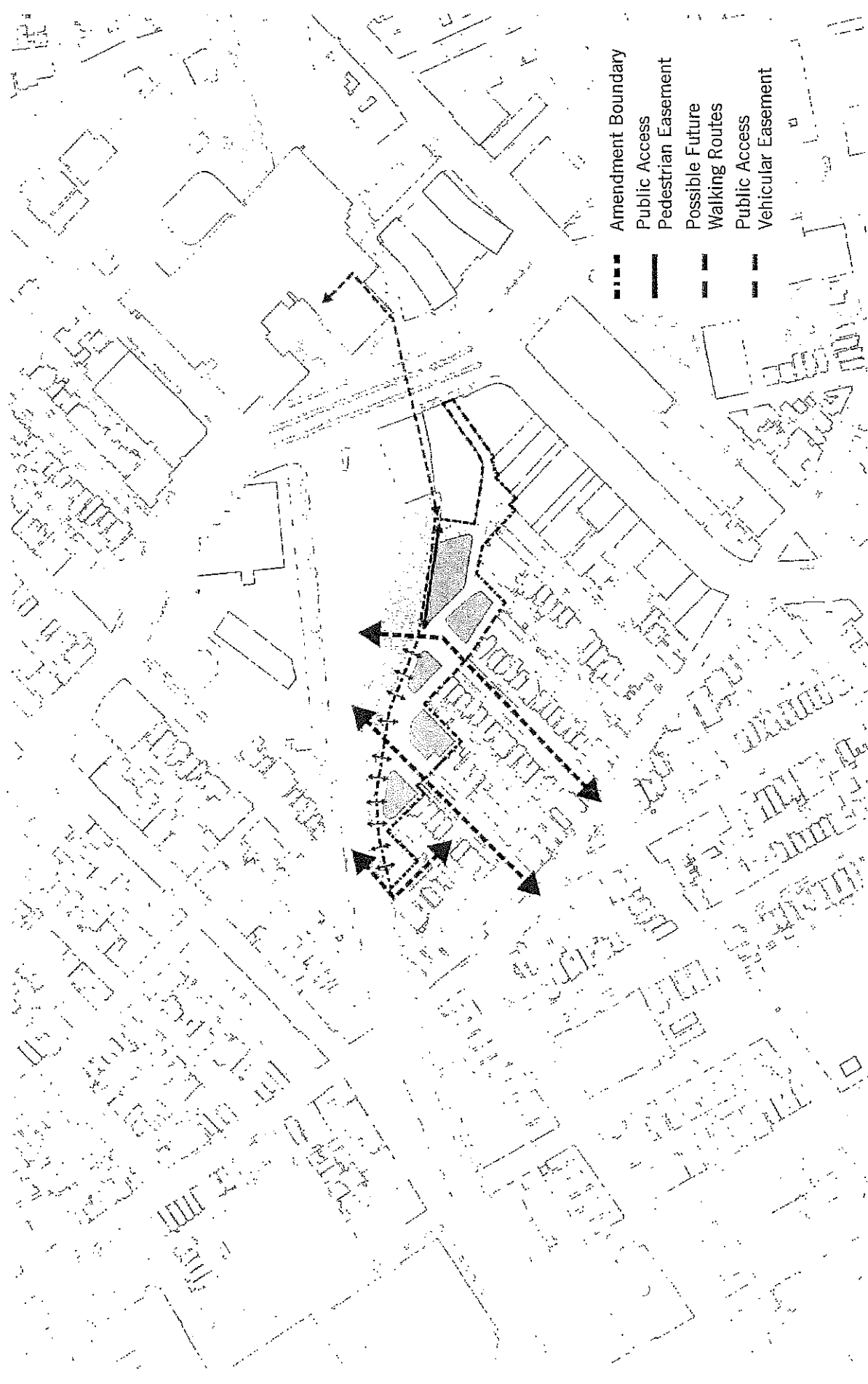
NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 5,7,8,9,10,11,15



NOT TO SCALE

**Zone 10 Amendment Text
Paragraph(s): 7**



NOT TO SCALE

Zone 10 Amendment Text
Paragraph(s): 7, 8

Final Draft Proposed for September 20, 2016 Planning Board Hearing

AMENDMENT TO JOURNAL SQUARE 2060 REDEVELOPMENT PLAN FOR "A" Corners in excess of 12,200 square feet lot area that are east of Summit Avenue and south of Rock Street:

IV) GENERAL ADMINISTRATIVE PROVISIONS

s) FUND FOR PUBLIC ARTS BONUS:

1) All "A" Corner lots in excess 12,200 s.f that are East of Summit Avenue and South of Rock Street shall be entitled to a density bonus allowing for the addition of four (4) additional story levels or 40 additional feet in building height (in addition to any other bonus provisions provided for in this plan), subject to the developer contributing the sum of \$7,500 for each additional, market rate unit within the additional four (4) story levels, to be dedicated to a City Fund for Public Arts subject to a redevelopment agreement with the Jersey City Redevelopment Agency.

JOURNAL SQUARE 2060

MAP 3: CORNER LOT BONUS MAP

JUNE 6, 2014

1 inch = 520 feet

0 250 500 1,000 Feet



Jersey City
City Planning Division
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Jersey City, NJ 07302-3821
Phone: 201.547.5010
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Corner Lot Bonus Locations

- (A) A Bonus Corner
- (B) B Bonus Corner
- (C) C Bonus Corner

